

Kabul New City Project Plan & Land Sale Regulations

Al Dua'a Construction Company

1. Executive Summary

Al Dua'a Construction Company has commenced the development and sale of residential, commercial, and mixed-use land in Southern Deh-Sabz, Parcel 2, according to the Kabul New City Master Plan.

This project covers 1,095 Jerib (2,190,000 m²) of land, located along the Kabul–Bagram Road, and integrates modern housing, business centers, public facilities, green spaces, and light industrial zones.

This initiative is part of the broader Kabul New City development plan, designed to accommodate over 3 million residents across 740 km², improving living standards through infrastructure development, village revitalization, and eco-friendly urban design.

2. Project Background

- Land Owners: Sons and daughters of the late Haji Payenda Mohammad, as per the inheritance agreement dated 14/07/2024 (Appendix A)
- Purpose: Sale and development of land for villas, apartment buildings, and commercial activities
- Project Phase: Part 2, Phase 1, Southern end of Deh-Sabz
- Total Area: 1,095 Jerib (2,190,000 m²)
- Proximity: Located along the Kabul–Bagram Road

3. Master Plan Structure

Development aligns with the Kabul New City Master Plan and includes:

1. Residential Areas
 - Detached villas
 - Apartment buildings
2. Commercial Zones
 - Central business district
 - Peripheral commercial areas
3. Light Industrial Area
4. Public Facilities
 - Schools
 - Hospitals
 - Mosques
5. Recreational Facilities
 - Parks and green belts
 - Amusement parks
6. Social Infrastructure
 - Eco-friendly residential zones
 - Integration with agricultural land

4. Proposed Land Sale Categories

Type	Size (m ²)	Price (USD)	Notes
A	300 (3 Beswa)	15,000	Includes government fees
B	400 (4 Beswa)	20,000	Includes government fees
C	800 (8 Beswa)	40,000	Includes government fees
D	1000 (10 Beswa)	50,000	Includes government fees

Note: All plots are leveled and construction-ready.

5. Payment & Terms

- Payment to: Al Dua'a Construction Company (per Appendix A shareholder list)
- Currency: USD or equivalent in Afghani (at agreed exchange rate)
- Government Service Charges: Payable as per official regulations for residential plots
- Infrastructure Charges: For canalization, roads, water, and electricity connections
- Construction Rates: Negotiated separately for villas

6. Residential Apartments

- Apartments will be constructed and sold at prevailing market rates after completion.

7. Infrastructure & Development Program

- Revitalization of 54 villages, benefiting ~140,000 people

- Development already underway in 26 villages (e.g., Bakhtiaran, Khaja Chasht, Shurab, Shah Mohammad, Yeke Drek, Sang Ab, Baba Qashkar, Ab Dara, Deh Sabzkhas, Kete Khil, Ali Khil, Naveh, etc.)
- Integration of agricultural land to form a green belt around the city
- Feasibility studies for water supply in cooperation with JICA
- Planning of the city's electricity network with support from ADB

8. Al Dua'a Villa Designs

(Designed with International Light Steel Frame Technology)

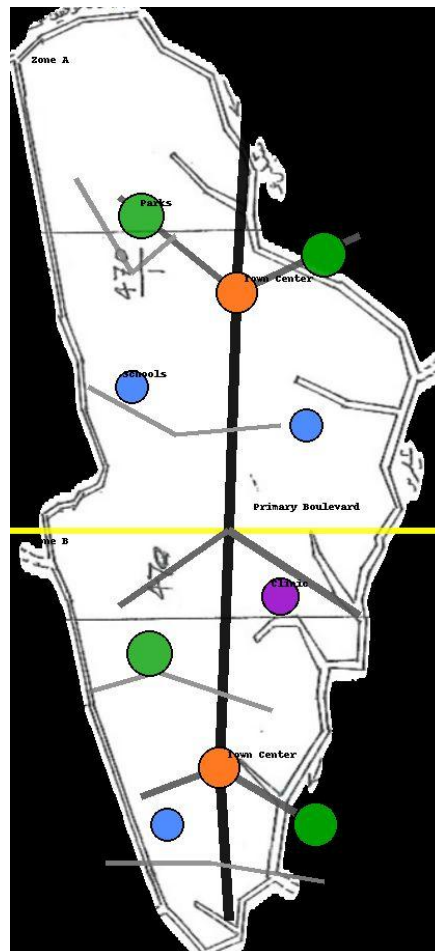
Name	Area (m ²)	Bedrooms	Baths	Garage	Notable Features
Taqwa House	295.59	4	3	2	3 living areas
Al Dua'a House	280.53	5	3	2	Modern family layout
Dinars House	248.48	4	2	0	Large terrace
Modern House	237	4	4	0	Open-plan living/dining
Kabul House	210	5	2	0	Euro-style design
Deh House	280	6	3	1	Grand two-story
Lilly Villa	287.25	4	3	2	Dual-master option
City House	294.55	4–5	3	2	Luxury two-story
Green House	228	4	3	0	Eco-design
Rose House	263	3	4	2	Minimalist with 3 living areas
Sky House	248	4	4	2	Ground + first floor
Great House	220.18	4	3	0	Flexible layout
Vatan House	318.76	4	4	0	Spacious two floors
Golden House	326.73	4	4	5	Grand luxury

9. Legal & Regulatory Notes

- All transactions follow Afghan property and urban development laws
- Buyers must comply with government building codes
- Plots and apartments will be registered in the buyer's name after full payment

10. Project Significance

- Provides modern housing for thousands of Kabul residents
- Stimulates local economy through commercial and light industrial areas
- Improves infrastructure and living standards in 54 surrounding villages
- Supports Green Belt strategy and eco-friendly urban planning



11. Land Allocation & Categories

Total Area: 2,190,000 m²

Zone Allocation:

- Zone A = 1,095,000 m²
- Zone B = 1,095,000 m²

Category	Area (m ²)	Area (ha)	Percentage
Residential	1,423,500	142.35	65%
Roads & Infrastructure	262,800	26.28	12%
Parks	131,400	13.14	6%
Public Facilities	65,700	6.57	3%
Commercial	87,600	8.76	4%
Town Centers	43,800	4.38	2%
Mixed-Use	87,600	8.76	4%
Reserved / Utilities	87,600	8.76	4%
Total	2,190,000	219.00	100%

